

# Sebastopol Housing Element Update:

## Policy Option Workshop



Presented by: Jackie Criger



City Council Workshop  
03/01/2022



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1. Housing Element Requirements

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2. Summary of Input to Date

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3. Proposed Housing Element Goals

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4. Proposed Policy and Program Options

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5. Next Steps

# HOUSING ELEMENT REQUIREMENTS



Population, demographic and housing characteristics



Constraints to Housing Development



Progress since last Housing Element



Sites Inventory



Quantified Objectives for Construction, Rehabilitation, and Preservation



Incorporation of Public Input



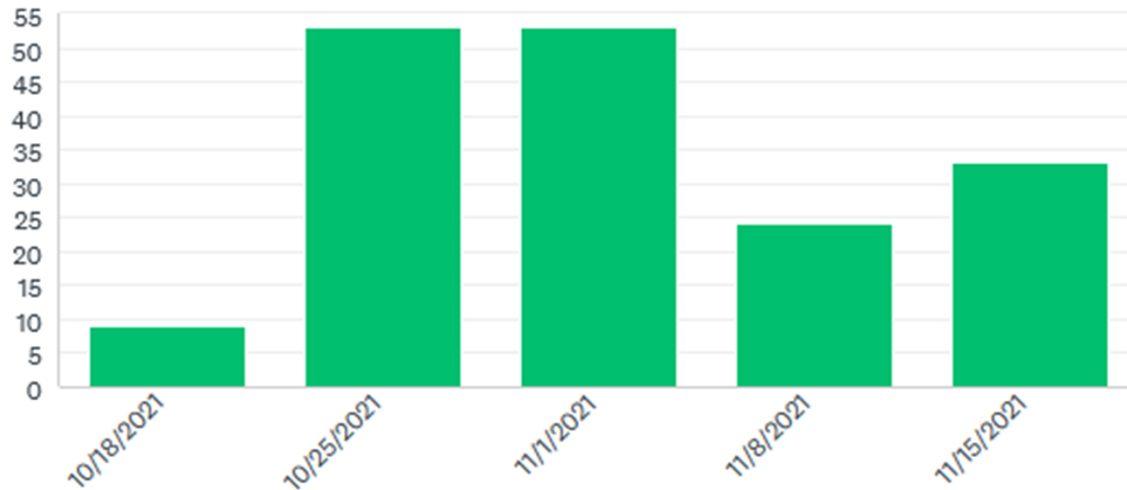
**Goals, Policies, Programs to preserve, improve and develop housing in Sebastopol:** This section will be formed by the Draft Housing Strategy.

# SUMMARY OF INPUT TO DATE

# COMMUNITY INPUT

- Community Opinion Survey (179 responses total for English + Spanish)
- Conversations at Farmers Market
- Flyering
- Information on Webpage

Survey Respondents by Week



CITY OF SEBASTOPOL

## COMMUNITY OPINION SURVEY





Your input is needed as Sebastopol prepares to update the General Plan Housing Element.

Please take our quick survey to provide your valuable feedback about housing needs in our City.

Scan the QR code or visit our Housing Element Webpage to find the survey in Spanish, English, and to stay up to date with all other Housing Element Update news.

English:



En Español:



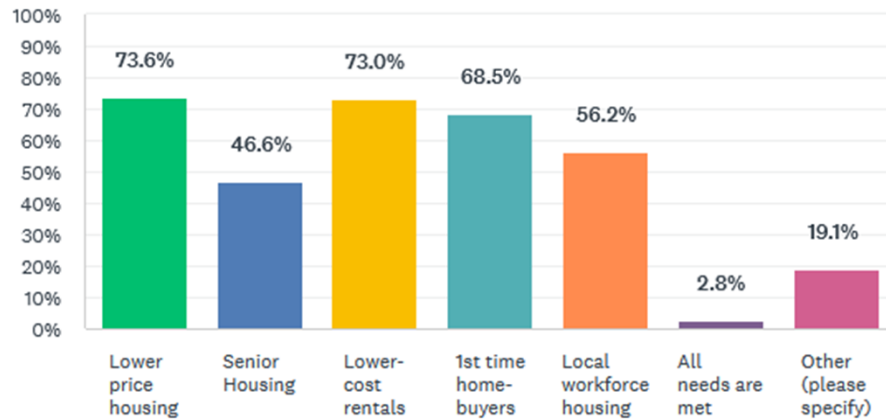




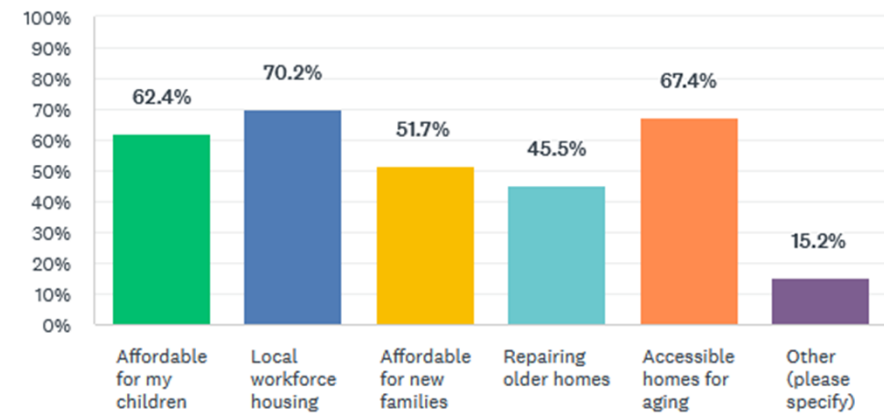
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# COMMUNITY INPUT

## Sebastopol's Housing Needs Today



## Sebastopol's Housing Needs in the Next 10 Years



# STAKEHOLDER INPUT

- Developers, business owners, advocacy groups, community-based organizations, school district
- Survey and one-on-one interviews

## NEEDS

- Accessibility
- Affordability
- Availability
- Workforce Housing
- Housing for Seniors
- Entry-level homes

## CONSTRAINTS

- Availability of Vacant Land
- Permit Processing Timelines
- Community Opposition
- Clarity of Requirements
- Discretionary Review Process

## OPPORTUNITIES

- Mixed Use and Adaptive Reuse
- Objective Design Standards
- Educational Forums
- Conversion of Accessory Structures
- Underutilized Commercial/Industrial Spaces

# PLANNING COMMISSION INPUT

To Rezone or not to Rezone	<ul style="list-style-type: none"><li>• Preference = No Rezone</li><li>• May consider supplemental rezones after meeting RHNA if done carefully</li></ul>
ADU Assumptions	<ul style="list-style-type: none"><li>• In favor of exploring programs and increasing ADU assumptions</li><li>• Some concerns about specific projects or strategies</li></ul>
“No Net Loss” Strategy	<ul style="list-style-type: none"><li>• In favor of Administrative “B-List” approach</li><li>• May consider lowering capacity assumptions</li><li>• Concern around listing excess sites</li></ul>
Non-Unit Quantified Objectives	<ul style="list-style-type: none"><li>• In favor of including these objectives to address local needs</li></ul>
New Programs	<ul style="list-style-type: none"><li>• Open to consideration of all programs presented and others</li><li>• Some concerns about specific projects or strategies</li></ul>

# PROPOSED HOUSING GOALS FOR 2023-2031 HOUSING ELEMENT

# HOUSING GOALS FROM 2014 HOUSING ELEMENT

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**A. Identify Adequate Sites**

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**B. Conserve Existing Housing**

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**C. New Housing Production**

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**D. Housing Diversity and Affordability**

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**E. Fair Housing**

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**F. Energy and Natural Resource Conservation**

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**G. Remove Governmental Constraints**

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**H. Housing Policy Update and Program Administration**

# PROPOSED HOUSING GOALS FOR 2023-2031 HOUSING ELEMENT

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A. Facilitate Development of a Variety of Housing Types

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B. Remove Constraints to Housing

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C. Preserve and Sustain Existing Housing Units

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E. Ensure Fair Access to Housing

# POLICY OPTIONS TO ADDRESS IDENTIFIED NEEDS

## GOAL A: FACILITATE THE DEVELOPMENT OF HOUSING

# ADEQUATE SITES IN INVENTORY

## BACKGROUND

- SB 166: “No Net Loss” Law

## POLICY OPTIONS

- 1. Zone an excess of sites to accommodate future development.
- 2. Decrease development capacity assumptions and assumed affordability levels for all
- 3. Maintain an administrative list of additional sites with appropriate zoning that can be added to the City’s Inventory

## RECOMMENDATION

- Options 2 and 3

# WORKFORCE HOUSING (WH) OVERLAY ZONE

## CONTEXT

- Addresses housing opportunities identified from public and stakeholder input

## POLICY OPTIONS

- 1. Adopt the WH Overlay Zone into the Zoning Code and allow property owners to apply
- 2. Adopt the WH Overlay Zone in the Code and include a program for the City to identify appropriate sites for its application
- 3. Do not adopt the WH Overlay Program

## RECOMMENDATION

- Options 1 or 2

# ACCESSORY DWELLING UNITS (ADUs)

## PROPOSED PROGRAMS

- A-3.5.1 Promote ADUs and JADUs, A-3.5.2 Legalize Existing Structures as ADUs, A-3.5.3 Financial Support for ADUs

## POLICY OPTIONS

- 1. Adopt all actions with a conditional financial commitment depending on actual ADU production
- 2. Adopt some of the three identified actions, and reduce number of projected ADUs
- 3. Do not adopt any programs beyond statutory requirements, and use the Safe Harbor Assumptions

## RECOMMENDATION

- Option 1

# DENSITY BONUS INCENTIVES

## BACKGROUND

- State Density Bonus Law

## POLICY OPTIONS

- 1. Establish a City Density Bonus Program to incentive specified needs
- 2. Only implement State requirements

## RECOMMENDATION

- Option 1

# POLICY OPTIONS TO ADDRESS IDENTIFIED NEEDS

## GOAL B: REMOVE CONSTRAINTS TO HOUSING

# MONITOR THE CITY'S CODES, PROCEDURES, AND PRACTICES

## CONTEXT

- Protections for Special Needs Populations, including Disabled Population

## POLICY OPTIONS

- 1. Continually monitor the City's codes, procedures, and practices to ensure they do not pose a constraint and are compliant with State law
- 2. Continue to enforce housing codes and regulations to correct code violations while minimizing resident displacement (Previous Policy)
- 3. Continue to enforce housing codes and regulations to correct code violations while minimizing resident displacement and monitor the impact of certain City processes (Previous Policy)

## RECOMMENDATION

- Option 1

# HOUSING TRENDS, LAWS, AND ISSUES EDUCATION

## CONTEXT

- Addresses Stakeholder Input

## POLICY OPTIONS

- 1. Make all efforts to ensure City staff and decision-makers with authority over land-use decisions have the most up-to-date knowledge about housing trends, laws, and issues.
- 2. Make some efforts to provide knowledge about housing trends, laws, and issues.
- 3. Make no formal efforts to provide knowledge about housing trends, laws, and issues.

## RECOMMENDATION

- Options 1, Consider Option 2

# POLICY OPTIONS TO ADDRESS IDENTIFIED NEEDS

## GOAL C: HOUSING CONSERVATION

# MAINTAINING CONDITIONS OF HOUSING STOCK

## CONTEXT

- Housing Stock Data, Community and Stakeholder Feedback, Statutory Requirement

## POLICY OPTIONS

- 1. Provide rehabilitation assistance to income-eligible homeowners for repairs related to safety, habitability, and/or accessibility standards
- 2. Provide information about available home repair program grants and loans.
- 3. Do not pursue a rehabilitation program but continue to monitor the need to replace infrastructure as needed to conserve older neighborhoods

## RECOMMENDATION

- Option 1

# POLICY OPTIONS TO ADDRESS IDENTIFIED NEEDS

## GOAL D: ENSURE ACCESS TO FAIR HOUSING

# PATHWAYS TO HOMEOWNERSHIP FOR LOWER-INCOME HOUSEHOLDS

## CONTEXT

- Demographic Data and Community Input

## POLICY OPTIONS

- 1. First Time Homebuyer Program and Affordable Homeownership Resources (In Progress)

## RECOMMENDATION

- Option 1 (Already in Place)



## NEXT STEPS

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Public and Stakeholder Input on Draft Housing Strategy

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Finalize Housing Strategy and Sites Strategy

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Finalize Draft Housing Element

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Housing Element Public Feedback Period

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HCD Review of Housing Element

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Adoption of Housing Element